



1, Buckingham Drive, Church Gresley, Derbyshire, DE11 9LD

HOWKINS &  
HARRISON



1, Buckingham Drive,  
Church Gresley,  
Derbyshire, DE11 9LD

Price: £410,000

A well-proportioned, double-fronted detached family home occupying a prominent corner position on this established "Castleton Park" estate.

Extending to 1,909 sq ft, the accommodation includes four reception rooms, highlighted by a 17ft living room, a separate dining room and a conservatory, alongside a spacious breakfast kitchen. In addition, there is a separate ground floor study and WC, ideal for home working. To the first floor are four bedrooms, complemented by a family bathroom and an en-suite to bedroom one.

Outside, the property benefits from driveway parking leading to a detached double garage, together with an enclosed rear garden.



## Location

Buckingham Drive is situated within the popular residential area of Church Gresley, a well-established village offering a range of everyday amenities including local shops, primary schools and public houses. The property is conveniently positioned close to the market town of Swadlincote, which provides a wider selection of shops, leisure facilities and schooling. Church Gresley is also well placed for access to surrounding countryside and nearby National Forest walks, while benefiting from excellent road connections, including the nearby A444 trunk road, providing access to the M42 at Junction 11 in approximately 5 minutes, ideal for commuters.

## Features

- Double-fronted detached family home
- Approximately 1,909 sq ft of accommodation
- Three reception rooms plus conservatory
- Spacious breakfast kitchen
- Four well-sized first floor bedrooms
- Driveway parking and detached double garage
- Convenient for commuter routes and nearby towns



## Accommodation Details – Ground Floor

Stepping through the front door, you are welcomed into the hall, with the staircase rising to the first floor and doors leading off to the principal ground floor accommodation. Positioned To the left is the cloakroom WC, along with the study, which provides a useful and separate space for home working. Double opening doors to the right lead into the living room, a generous main reception room, a comfortable space enjoying plenty of natural light, feature fireplace and double opening doors lead into the conservatory. The conservatory creates a light and airy extension to the living space, enjoying views over the rear garden and providing double

doors opening outside, making it ideal for everyday use or entertaining. Returning to the hallway, sitting just beyond the study accessed via double opening doors is the separate dining room. Dominating the rear of the property is the breakfast kitchen, which is fitted with a range of units and provides ample room for a table. The kitchen adjoins the conservatory, further enhancing the natural flow creating a practical and sociable layout for family living.

## First Floor

To the first floor, the landing gives access to all four bedrooms and the family bathroom. Bedroom one is a particularly generous principal room measuring approximately 17ft and enjoying a dual-aspect outlook, with the added benefit of its own en-suite shower room. Bedrooms two, three and four are all well proportioned, and importantly all four bedrooms feature built-in wardrobes, providing excellent storage throughout. The accommodation is completed by the family bathroom, fitted with a four-piece suite including a separate shower cubicle.







## Outside

The property occupies a prominent corner position within the development, with wrought iron boundary railings enclosing the front and side elevations and giving the house a strong sense of presence and definition. A driveway provides off-road parking and leads to the detached double garage, offering excellent parking and storage provision. To the rear is an enclosed garden, designed for ease of maintenance and providing a pleasant outdoor space for seating and entertaining.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





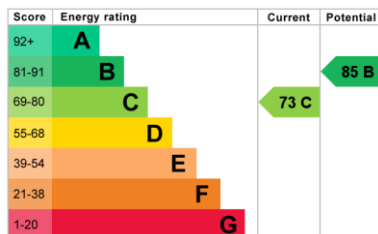
Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and high speed broadband is available.

South Derbyshire District Council - Tel::01283-595795

### Council Tax Band – Band E



58 Market Street, Ashby de la Zouch,  
Leicestershire LE65 1AN

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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